

GENERAL CONSTRUCTION NOTES:

1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.

- a. Contact Dig Toss @ 1-800-344-8377
  - b. Contact Bryan Water Utilities @ 209-5900
  - c. Contact Josh Norton @ ATMOS 774-2506
  - d. Contact Mike Lavender @ Suddenlink 846-2229
  - e. Contact Isobel Cantu @ BTU 821-5770
  - f. Contact Mitchell Gas @ 779-4460
  - g. Contact Union Pacific Resources @ 778-8525
  - h. Contact Richard Wallace @ Verizon 821-4752
2. All construction shall be in accordance with the 2012 B/C/S Unified Technical Specifications, Water and Sewer and Generals and 2012 B/C/S Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
  3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to construction. Requests for changes should include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.
  4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
  5. TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
  6. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with BTU.
  7. All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
  8. The Contractor must provide construction staking from the information provided on these plans.
  9. All soil exposed by construction shall receive cellulose fibermulch seeding.
  10. Trenches may be left open overnight if properly barricaded.
  11. Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
  12. The contractor shall coordinate with Suddenlink Communications, BTU, Atmos Energy, and Verizon to adjust the location of existing facilities.
  13. The contractor is responsible for traffic control. This is not a separate pay item.
  14. No spoil areas are available on this site.
  15. All signage will be permitted separately.
  16. The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
  17. The Contractor shall assure that inspection of all work is completed by the Geotechnical Engineer and/or the owner's representative.
  18. Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.

- SITE PLAN NOTES:
1. Name of Project: Super 8 Motel - Highpoint Drive
  2. Legal Description: Highland Hills Subdivision, Phase 2, Lot 1-A, Block 1  
Address of property: 2891 Highpoint Dr. Bryan, TX
  3. Owner: SHAKTI HOSPITALITY, LLC  
P.O. BOX 4507  
BRYAN, TEXAS 77805  
(281) 723-4315
  4. Engineer: Mitchell & Morgan, L.L.P.  
3204 Earl Rudder Fwy. S.  
College Station, Texas 77845  
(979) 260-6963
  5. Architect: D.R. Associates Architects  
888 W. Sam Houston Pkwy. S., Suite 120  
Houston, Texas  
(713) 266-3304
  6. Zoning: C-Commercial
  7. Existing Use: Vacant Proposed Use: Hotel
  8. Setbacks: Per City of Bryan Ordinances
  9. Site Area: 2.30 acres
  10. Water Demands: Min=0 gpm, Avg.=7.5 gpm, Peak=30 gpm
  11. Sanitary Demands: Min=0 gpd, Avg.=10,800 gpd, Peak=43,200 gpd
- This property is not located within a 100-year floodplain per FEMA's Flood Insurance Rate Map panel 48041c0215f Effective Date: April 2, 2014.

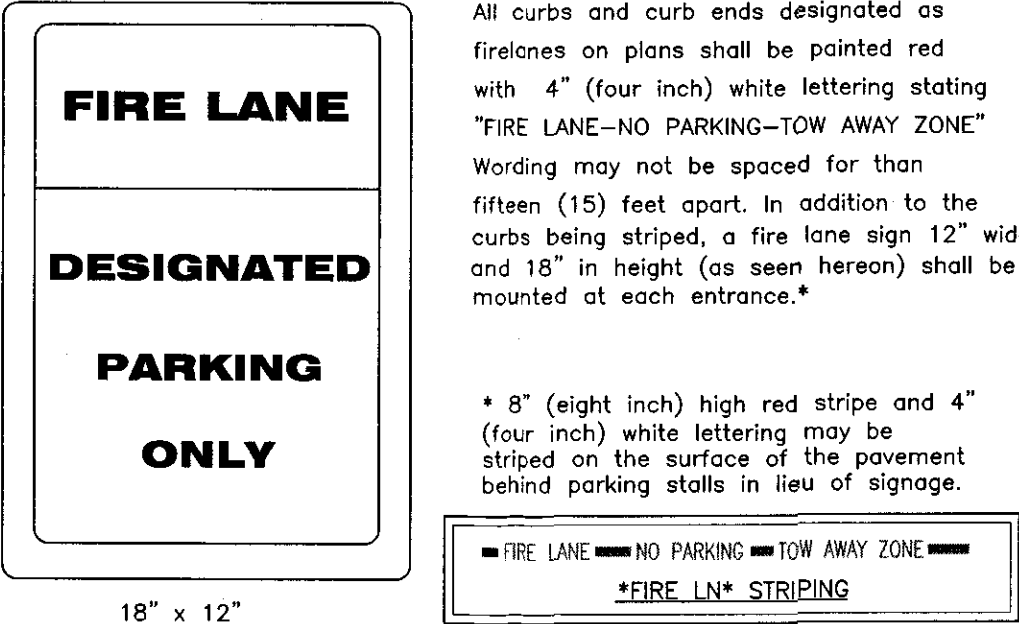
PARKING REQUIREMENTS:

**PARKING REQUIRED**-1 REQUIRED SPACE PER ROOM  
82 ROOMS X 1 SPACE/ROOM =  
TOTAL 82 REQUIRED SPACES

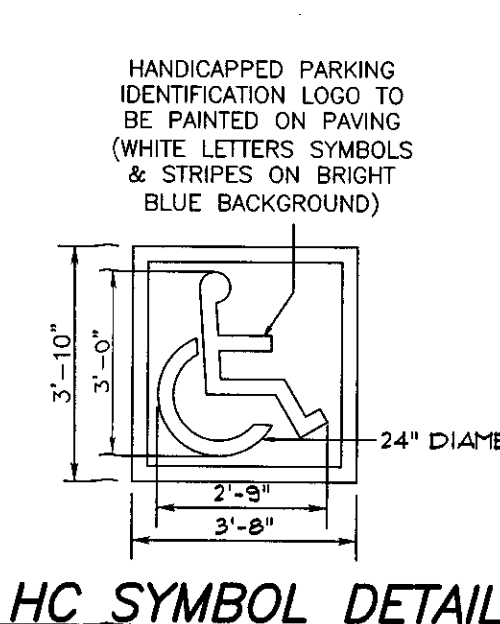
**PARKING PROVIDED**- 95 PARKS AND 4-HANDICAP SPACES  
Handicap Parking:  
Per Table 2 Section 4.1.2 of TAS  
for 76-100 needs 4 Space(s)

**TOTAL PARKING PROVIDED**- 99 PARKS (4 VAN ACCESSIBLE HANDICAP SPACES)

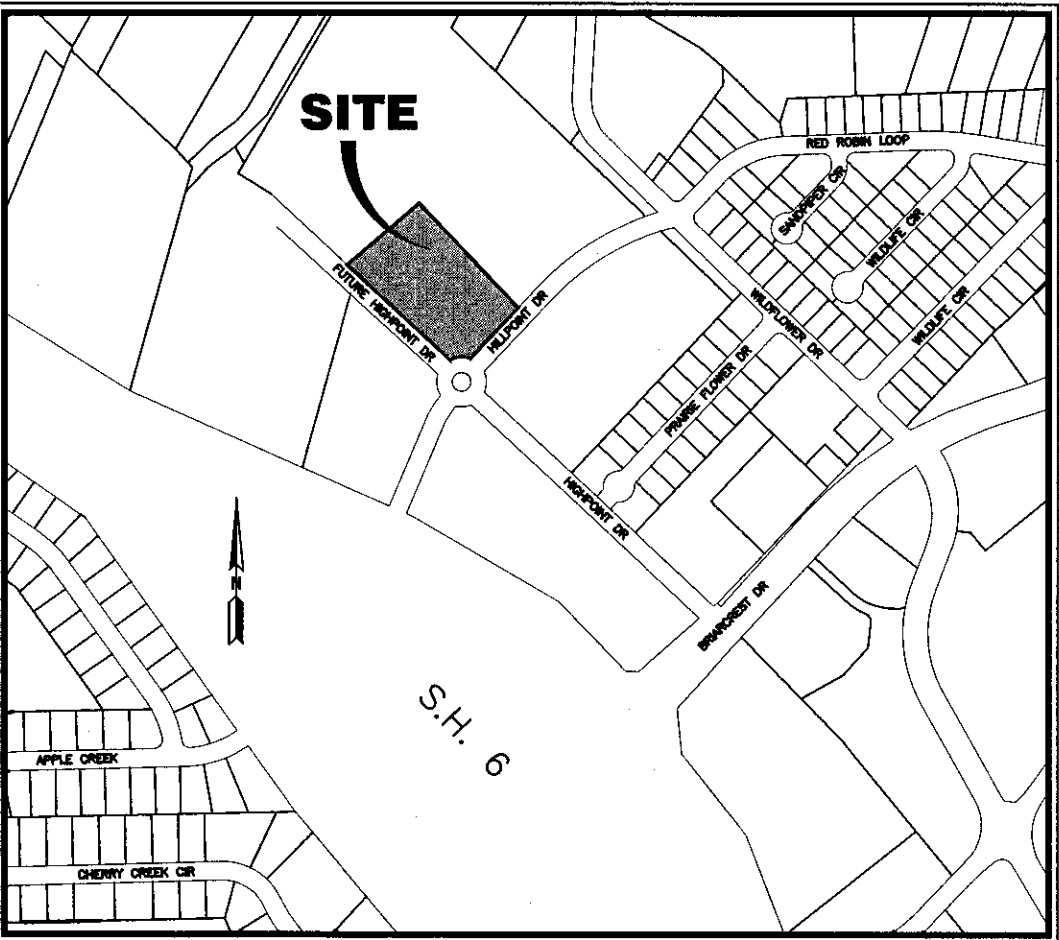
**SQUARE FOOTAGE**  
GROSS SQUARE FOOTAGE: 44,872 SF



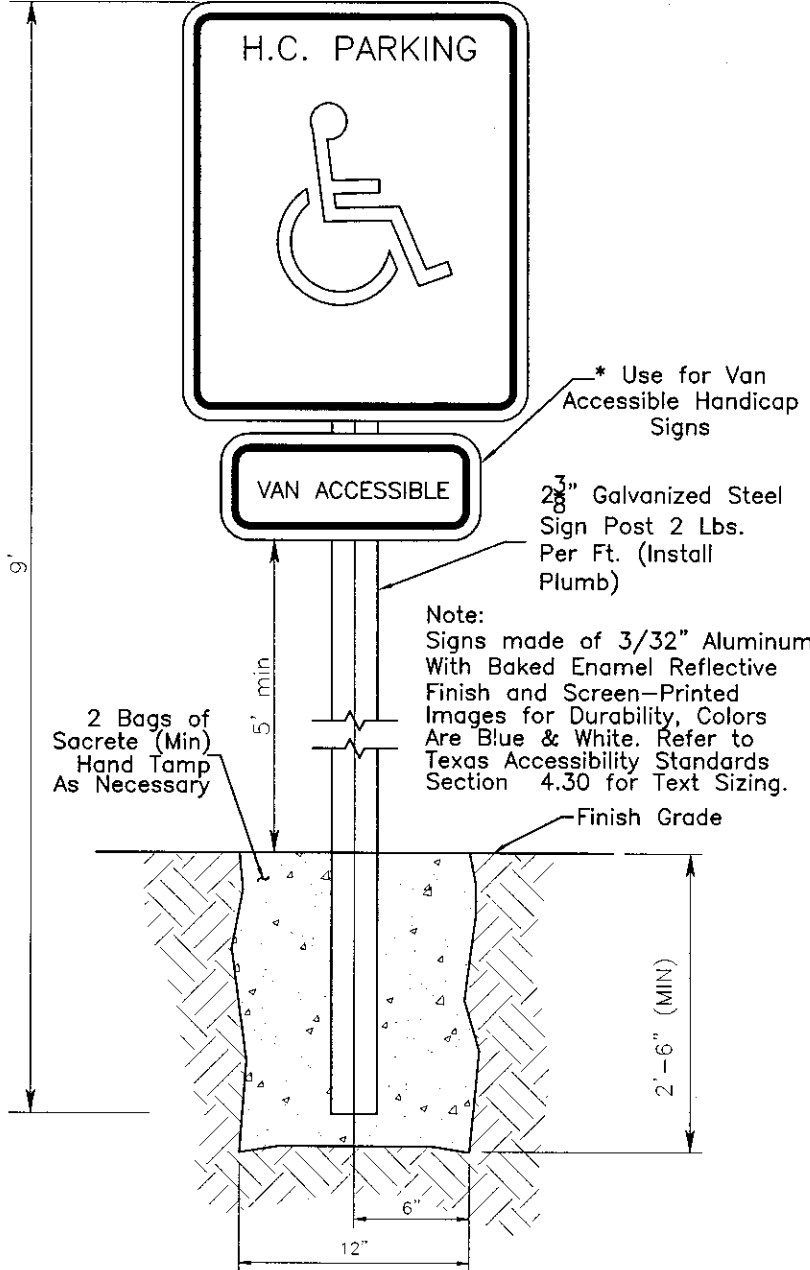
FIRE LANE SIGN



HC STRIPING DETAIL

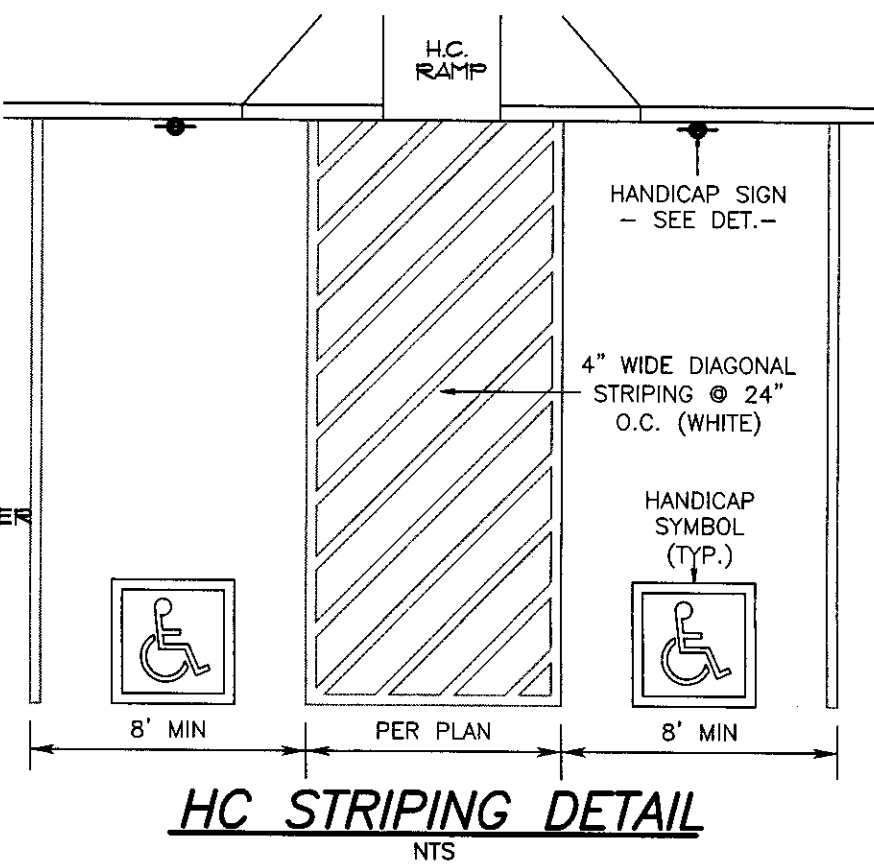


VICINITY MAP  
(N.T.S.)



- SIGN INSTALLATION NOTES:**
1. All signs shall be posted on 8-foot-long, 2-3/8\"/>
  2. The signs shall be installed so that the bottom of each sign shall be at least four (4) feet above the ground at the base of the signpost or above an adjacent travelway. All signposts shall be installed 24 inches from the travelway.
  3. The hardware used to attach the signs to the signposts shall be the same as that currently used by the city.
  4. Signs shall be positioned facing perpendicular to the parking stall.

**VAN ACCESSIBLE HANDICAP SIGN INSTALLATION DETAIL**



HC STRIPING DETAIL

MITCHELL  
**M&M**  
MORGAN

T.979.260.6963  
F.979.260.3564

3204 EARL RUDDER FWY S  
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN  
CIVIL ENGINEERING • HYDRAULICS  
HYDROLOGY • UTILITIES • STREETS  
SITE PLANS • SUBDIVISIONS

www.mitchellandmorgan.com  
Firm # 2-1243  
1/15

STATE OF TEXAS  
VERONICA J.B. MORGAN  
REGISTERED PROFESSIONAL ENGINEER  
77889

January 2015  
Designed by: VJMB  
Drawn By: KB/JJM  
Checked By: VJMB

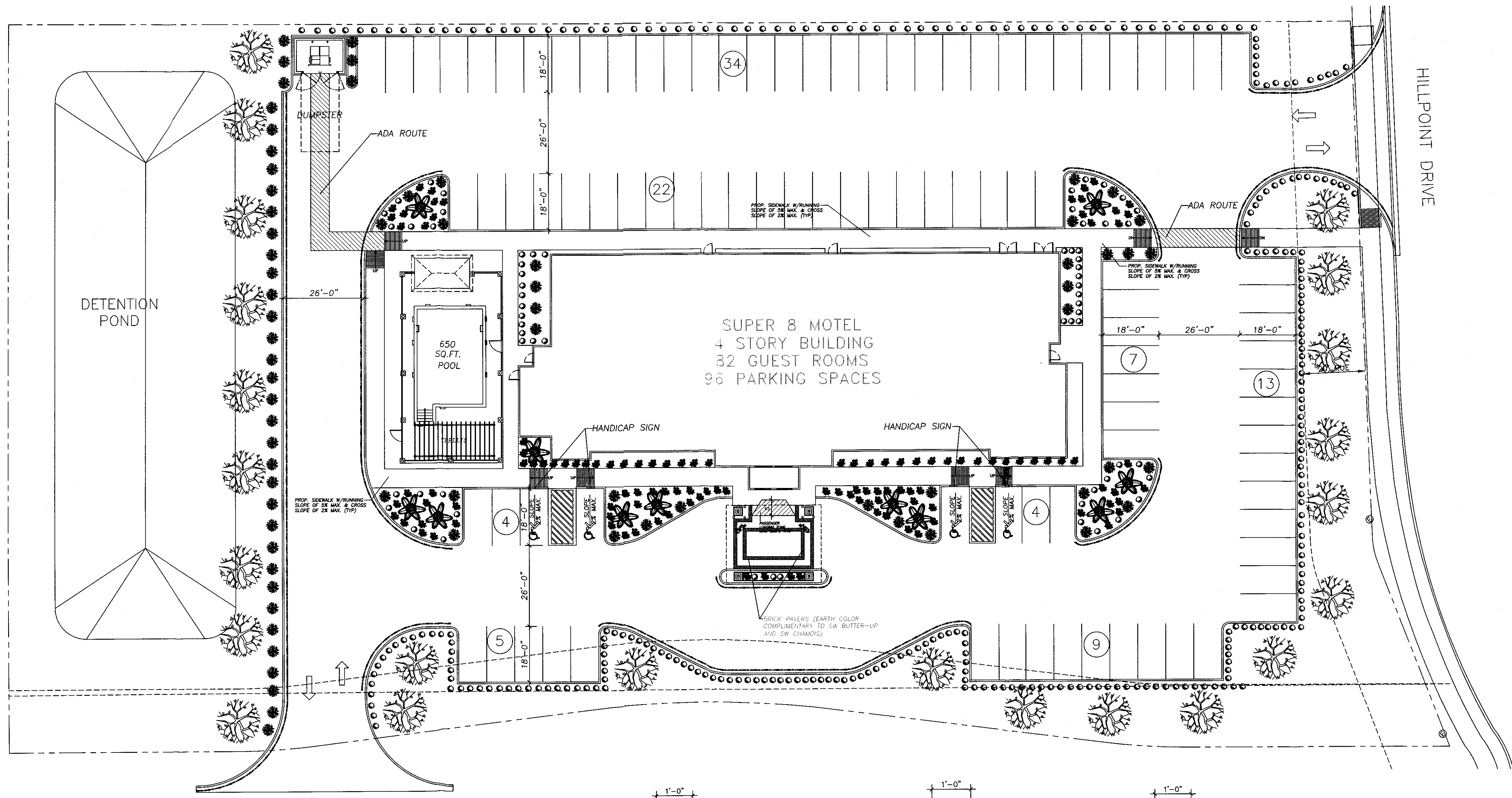
REVISIONS

01

SUPER 8 - SITE PLAN

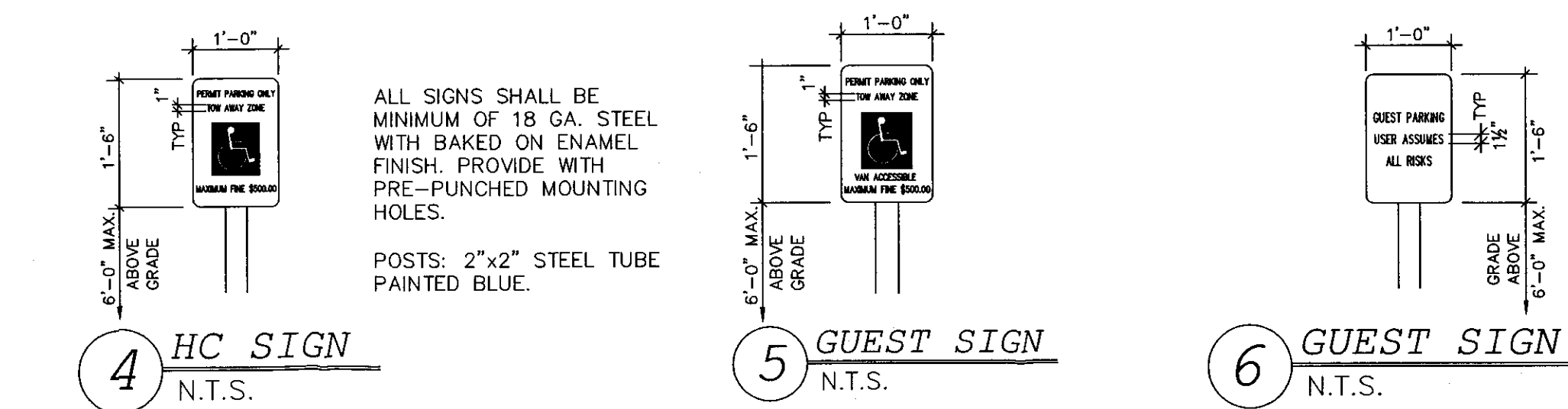
Highpoint Drive  
Bryan, Texas



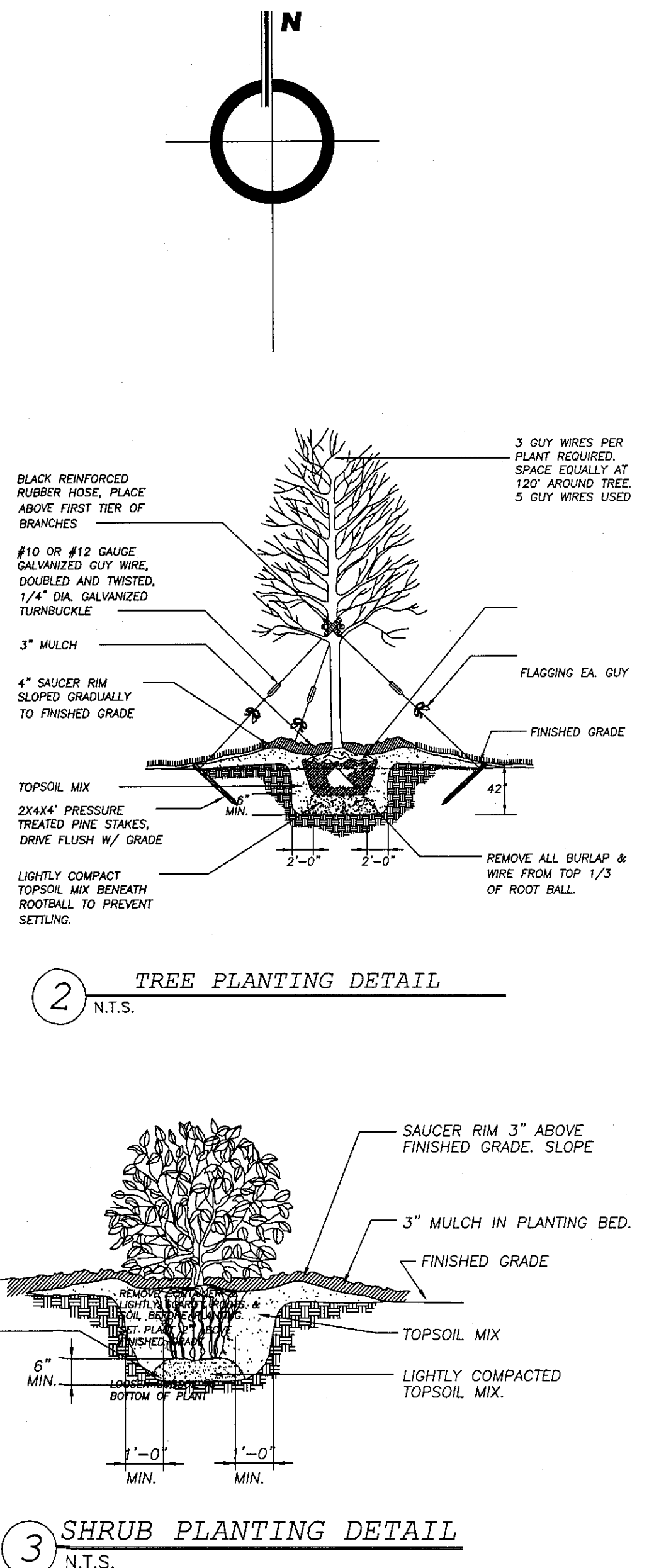


1 SITE PLAN  
SCALE: 1"=20'

PROJECT INFORMATION:	
LAND AREA	100,315 SQ. FT. 2.30 ACRES
BLDG. FOOTPRINT (1st. FLOOR AREA)	11,168 SQ. FT.
CANOPY	758 SQ. FT.
SECOND FLOOR AREA	10,990 SQ. FT.
THIRD FLOOR AREA	10,990 SQ. FT.
FOURTH FLOOR AREA	10,990 SQ. FT.
# OF TREES	23
# OF SHRUBS	307
# OF ROOMS	82
# OF PARKING SPACES	96



PLANT SCHEDULE						
	SYMBOL	KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE
TREE		QV	23	QUERCUS VIRGINIANA	LIVE OAK	2" CAL.
SHRUB		DB	32	DIETES BICOLOR	BICOLOR IRIS	
SHRUB		LJ	275	WAX LEAF LIGUSTRUM	LAGUSTRUM JAPONICUM	5 GAL.
PALMS			10	PHOENIX CANARIENSIS	CANARY ISLAND DATE	
GROUND CVR.		FULL		ATENDTAPHRUM SECUNDATUM	SAINT AUGUSTINE	
GROUND CVR.		AJ	50	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	



- GENERAL NOTES
- ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
  - CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
  - GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING; OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
  - ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
  - LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
  - IRRIGATION SPRINKLER @ ALL LANDSCAPING WITH AUTOMATIC TIMER.
  - AUTOMATIC SPRINKLER SYSTEM IS ELECTRONICALLY SUPERVISED AND PROVIDED W/ ALL SUPERVISORY FEATURES AS REQUIRED BY SECT. 903.2.7 GROUP R
  - MANUAL FIRE ALARM SYSTEM AND MANUAL PULLS ARE PROVIDED. MANUAL PULLS ARE REQUIRED BY FRANCHISEE NOT THE CODE. ALARM SYSTEM AND PULLS TO BE INSTALLED. LOCAL SMOKE DETECTION TO BE PROVIDED IN EACH UNIT PER SECTION 903.2.8 GROUP R1.
  - DETECTABLE WARNINGS: DETECTABLE WARNINGS ON WALKING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 (23MM), A HEIGHT OF NOMINAL 0.2 IN. (5MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. (60MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
  - CURB RAMP SURFACES AT PUBLIC RIGHT OF WAY NEXT TO DRIVEWAY SHALL HAVE TRUNCATED DOMES AS PER SECTION 4.29.2
  - ALL GROUND EQUIPMENT SUCH AS GAS, WATER OR ELECTRICAL METERS OR BOXES, HVAC UNITS, LP TANKS, ETC. TO BE SCREENED BY LANDSCAPE.

D.R.  
ASSOCIATES  
ARCHITECTS  
800 W. SAM HOUSTON PKWY S.  
SUITE 103  
HOUSTON, TX 77042  
PH(713)2683304 FAX(713)2683305  
EMAIL: drcor@drarchitects.com

THE SEAL APPEARING ON THIS DOCUMENT  
WAS AUTHORIZED BY THOMAS D. JARRELL  
R.A. 6830 ON February 3, 2015

2/3/2015  
CONFIDENTIAL AND PROPRIETARY  
DO NOT REPRODUCE, DUPLICATE, REPRODUCE,  
DISCLOSE OR TRANSFER THESE MATERIALS  
WITHOUT THE EXPRESS WRITTEN PERMISSION  
OF D.R. ASSOCIATES.

REVISIONS  
1  
2  
3  
4  
5

SUPER 8 MOTEL  
BRYAN, TX

LANDSCAPE  
PLAN  
SHEET TITLE  
1" = 20'-0"  
SCALE  
6018  
PROJECT NUMBER  
02/03/2015  
DATE  
L1.0  
SHEET NUMBER